



11 Links Road, Sheringham

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Independent Estate Agents

Pointens





**11 Links Road, Sheringham, Norfolk
NR26 8LR**

Holt 7 miles, Blakeney 9 miles

Norwich 25 miles

This property really does have everything. It is a stone's throw from the golf course, 300 yards from the Promenade and sandy beach, 5 minutes walk to Sheringham High Street and has a due south facing back garden, with the Poppy Line steam railway at the bottom of the garden.

GUIDE PRICE £675,000



The Property

The property offered for sale is a fine detached family residence circa 1920 standing in one of the most sought after areas of Sheringham. This exquisite location is tucked away off a private driveway and backs onto the golf course. Also within walking distance is the promenade and sandy beach and Sheringham town centre. Extended and improved by the present owners in 2013, retaining many of the original features, the spacious accommodation briefly comprises an entrance porch, a hall, a double aspect sitting room, a drawing room, dining room and study. There is also an extremely well fitted out kitchen/diner and a cloakroom. On the first floor, a landing leads to a master bedroom with en suite facilities and a dressing room, two further bedrooms, a family bathroom and a separate wc. The property enjoys the benefit of gas fired central heating and some replacement UPVC sealed unit windows. Outside, a particular feature of the property is the rear garden which faces due south meaning the rear of the house enjoys a very sunny aspect. A gravelled driveway to the front of the property leads to a detached garage. Also to the front is a lawned garden and behind the house a good size garden backs onto the Poppy Line steam railway.

Location

Sheringham is a popular seaside town, situated 4 miles from Cromer, 7 miles from Holt and 14 miles from Aylsham. There is a market in the town, a library and a choice of dental practises and doctors in addition to a variety of shops and services. The railway station, from where there is a tourist train service to Holt on the Poppy Line and a regular service to Norwich, is located in the centre of the town. The County City of Norwich is 20 miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

Leaving Sheringham High Street via Church Street, take the first right hand turning just past the town church into The Boulevard. Proceed to the roundabout and take the second exit into Nicholas Place. Take the first turning left into Links Road and follow this road for around 200 yards and upon going round a sharp right hand bend you will find number 11 situated on your left hand side.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Porch

Wooden slatted shelving. Tiled floor. Door to -

Entrance Hall

Staircase to first floor. Radiator. Picture rail.

Sitting Room (Double Aspect)

Polished wooden floorboards. Two radiators. Double doors leading to the rear garden.

Snug

Red brick period fireplace. Polished wooden floorboards. Radiator. Built in cupboard. Double doors to sitting room.

Dining Room

Radiator. Polished wooden floorboards. Picture rail. Tiled hearth.

Kitchen/Breakfast Room

Extensive range of fitted base units with wooden work surfaces over. Fitted dishwasher. Rangemaster cooking range. Extractor hood. Fitted dishwasher. Tiled splashbacks. Range of matching wall units. Two radiators. Tiled floor. Double doors leading to the rear garden.

Office

Radiator.

Cloakroom

Wc. Pedestal washbasin, heated towel rail, tiled floor.

Side Hall

Fitted work top with inset sink. Plumbing for automatic washing machine and tumble drier. Wall mounted Worcester gas fired boiler for central heating and domestic hot water. Door to rear garden.

First Floor

Landing

Radiator. Views across the golf course.

Bedroom One (Double Aspect)

Radiator. Views across the golf course. Built in dresser. Two radiators. Fitted cupboard.

En suite

Shower cubicle with fitted shower. Vanity unit with basin over. Wc. Radiator. Heated towel rail.

Dressing Room

Fitted double wardrobe with hanging rails and fitted shelving. Radiator.

Bedroom Two

Radiator. Two fitted double wardrobes plus dresser.

Bedroom Three

Radiator. Two fitted double wardrobes with cupboard over. Fitted shelving.

Bathroom

Paneled bath with Victorian style mixer tap and shower attachment. Shower screen. Washbasin, radiator. Airing cupboard with factory lagged tank and fitted shelving.

Separate Wc.

Wc.

Curtilage

The property is approached over a shingled driveway providing ample off street parking and leading to a detached garage (17'3 x 9'8) with double wooden doors, electric power and light and a personal door to rear garden. To the front of the property is a lawned garden with inset flower and shrub beds and to the rear is a good size and private, due south facing, garden with a patio area directly behind the house, partially enclosed by low walling. The majority of the garden is laid to lawn with various inset flower and shrub beds, a wooden summer house, a wooden store and a wood store.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band E (2019/20—£2288.03)

Energy Performance Certificate: Band D

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H 31145

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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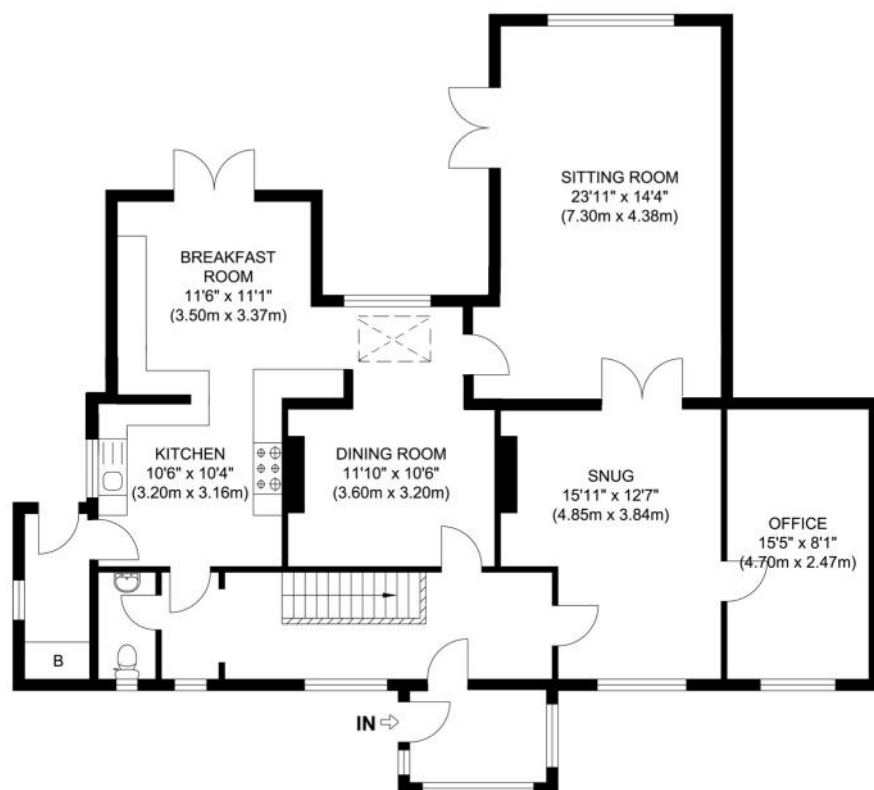
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GROUND FLOOR



FIRST FLOOR

11 Links Road, Sheringham, NR26 8LR

Illustration for identification purposes only, measurements are approximate, not to scale.

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